

226 Erin Circle SE
Calgary, Alberta

MLS # A2255156



\$425,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Erin Woods | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,289 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Driveway, Off Street, On Street, Outside, Parking Pad, Side By | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Treed | | |

Heating: Standard, Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Negotiable.

Welcome to this wonderful home in the heart of Erin Woods, priced to sell and ready for the right buyer! Nestled on a quiet residential street, this property offers incredible value among the best-priced homes in the area. Enjoy a bright and functional layout with natural sunlight streaming through large windows on both sides of the home, creating a warm and inviting atmosphere. The undeveloped basement provides a fantastic opportunity to add future living space, such as a family room, or home gym — perfect for those who want to customize and build equity over time. A secondary suite would be subject to approval and permitting by the city/municipality. Ideal for first-time buyers seeking a comfortable family home or investors looking for solid potential in a established community. Erin Woods offers a strong sense of community with parks, playgrounds, and schools nearby, plus easy access to major routes including Deerfoot Trail, Peigan Trail, and Stoney Trail, making commuting around Calgary quick and convenient. Public transit and shopping amenities are also close at hand. Don't miss this great opportunity to own a home that combines affordability, flexibility, and location — book your showing today and imagine the possibilities!